

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - March 17, 1971

Appeal No. 10695 Ray Walters, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of March 23, 1971.

ORDERED:

That the appeal for variance from the provisions of Sect. 7502 to permit swimming pool in front yd. of dwelling at 5310 27th St., N.W. Parcel 60/49, near Square 2292 be granted.

EFFECTIVE DATE - August 16, 1971

FINDING OF FACT:

1. The subject property is located in an R-I-B District.
2. The property is improved with a two story brick detached single family dwelling.
3. The appellant proposes to construct a swimming pool in the front yard of single family dwelling.
4. The appellants rear yard is on an incline and is not deep enough to accomodate a pool of normal width. The north and south side yards of the property are too narrow for a pool.
5. No opposition was registered at the public hearing to the granting of this appeal.

OPINION:

We are of the opinion that appellant has proven a hardship within the meaning of the variance clause of the Z.R. & that a denial of the requested relief will result in peculiar & exceptional practical difficulties & undue hardship upon the owner.

Further, we hold that the requested relief can be granted without substantial detriment to the public good & without substantially impairing the intent, purpose & integrity of the zone plan as embodied in the Z.R. & Map.

Appeal No. 20695

Page 2

August 16, 1971

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____
GEORGE A. GROGAN
Secretary of the Board